

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Rajahmundry Municipal Corporation - Change of Land Use from Public Open space to Commercial Use in R.S.No.183/1A and 183/2A, D.Nos.72-3-1 to 72-3-5, Lalacheruvu, Rajahmundry to an extent of 2101.39 Sq. Mtrs - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O. Ms.No. 396

Dated: 18/10/2012.

Read the following:

- 1) G.O.Ms.No.465 MA., dated:28-10-1975.
- 2) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No. 2647/ 2011 /R, dt:08-08-11.
- 3) Govt. Memo No.149017/H1/2011-2, dated 17-03-2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.176, Part-I, dt:22-03-2012.
- 5) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.2647/2011 /R, dt:03-02-12 & 03.10.2012.

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ORDER:

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 465 MA., dated 28.10.1975, was issued in Government Memo No. 14917/H1/2011-2, Municipal Administration and Urban Development Department, dated.17.03.2012 and published in the Extraordinary issue of A.P. Gazette No. 176, Part-I, dated 22.03.2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt.03.02.2012 has stated that the Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid an amount of Rs.63,060/- (Rupees Sixty three thousand and sixty only) towards conversion / development charges as per G.O.Ms.No.158, dated 22.03.1996 and also handed over the road widened affected portion through registered gift deed. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry..

The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.

Copy to:

The individual through the Commissioner, Rajahmundry Municipal Corporation.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX

NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Rajamundry Municipal Corporation, the same having been

previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 176, Part – I, dt. 22.03.2012, as required by clause (b) of the said section.

VARIATION

The site in R.S.No.183/1A, 183/2/A, D.Nos.72-3-1 to 72-3-5 of Rajahmundry Town to an extent of 2101.39 Sq. Mtrs., the boundaries which are as shown in the schedule below and which is earmarked for Public open space use in the General Town Planning Scheme (Master Plan) of Rajahmundry sanctioned in GO.Ms.No.465, MA dated:28-10-1975 is designated for Commercial use by variation of change of land use as the surrounding area of the proposed site is commercially developed and based on the Council Resolution No. 4/449/2011, dated 17.02.2011 as marked "A,B,C,D,E,F" and "GHIJ" as shown in the revised part proposed land use map bearing GTP.No.3/2012/R, which is available in Municipal Office, Rajahmundry Municipal Corporation, **subject to the following conditions:**

1. The change of land use now considered does not mean that the buildings existing in the proposed site are also regularized, the Municipal Commissioner has to initiate action on the existing buildings as per the prevailing rules and the applicants have to obtain separate building permissions from the Local Body.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall not take up any development activity without prior approval of the competent authority, as the case may be before commencement of work.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

| SITE 'ABCDEF' | | | SITE 'GHIJ' |
|---------------|---|--|--|
| NORTH | : | G.N.T. Road of 35.60 M wide | 3.65M wide Joint passage |
| EAST | : | Land belongs to Smt. Polavati and others (G.T.P.No.4/07/R) | Land belongs to Smt. Polavati and others (G.T.P.No.4/07/R) |
| SOUTH | : | 3.65M wide Joint Passage | N.H.No.5 of 60.0 M wide |
| WEST | : | Existing 12.0 M wide road | Existing 12.0 M wide road |

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER